

The Yuma County Board of Adjustment met in a regular session on February 18, 2020. The meeting was held in Aldrich Auditorium at 2351 West 26th Street, Yuma, Arizona.

CALL TO ORDER: At 1:07 p.m., Chairman convened the Board of Adjustment meeting. Board Members present: Tim Eisenmann, Neil Tucker and Rosalie Lines. Joe Harper and Eric Saltzer were absent. Others present: Planning Director Maggie Castro, AICP; Associate Planner Tricia Ramdass; Deputy County Attorney Ed Feheley; Deputy Zoning Inspector Carlos Gonzalez and PZ Commission Admin Specialist Amber Jardine.

PLEDGE OF ALLEGIANCE: Board Member Lines led the Pledge of Allegiance.

ITEM No. 3: Approval of the Board of Adjustment regular meeting minutes of January 21, 2020.

MOTION (EISENMANN/LINES): Approve as presented.

ROLL CALL VOTE: Eisenmann – AYE; Tucker- AYE; Lines – AYE.
The motion carried 3-0.

ITEM No. 4: Variance Case No. 19-21: Greg Villalpando, agent for Foothills Assembly of God, requests a variance from the Yuma County Zoning Ordinance, Section 804.01—Attached Signs, to allow a maximum area of 36 square feet each on two building façades for attached wall signs, and Section 804.02—Freestanding Signs, to allow one freestanding sign five feet in height and nine square feet in size, on a parcel 4.99 acres in size zoned Manufactured Home Subdivision-20,000 square foot minimum (MHS-20), Assessor's Parcel Number 728-04-036, located at 12831 East 41st Street, Yuma, Arizona.

Associate Planner Tricia Ramdass presented the staff report recommending approval of Variance Case No. 19-21 based on:

1. Staff finds there are peculiar conditions applicable to the property such that strict application of the Zoning Ordinance would deprive the property owner of a privilege enjoyed by other churches located in residential zoning districts.
2. Staff finds there is a hardship arising from conditions unique to the development of the subject property.
3. Staff finds there are specific peculiar conditions applicable to this property to warrant granting of this variance.
4. Staff finds approval of this variance will not have an adverse effect on public health, safety and welfare.
5. Staff finds approval of this request does not have a negative impact on the neighborhood.

If the Board of Adjustment approves this Variance, staff suggests attaching the following conditions:

1. This variance is valid for the time limits outlined in Section 403.07 of the Zoning Ordinance.

2. Approval of this variance is based on the site plan and proposed sign dimensions submitted. Any deviation from the site plan or increase to sign area or height will require approval of a new variance by the Board of Adjustment.

Staff reviewed the aerial image that indicated the placement of the proposed signs.

Board Member Lines inquired about the time limits outlined in Section 403.07 of the Zoning Ordinance.

Associate Planner Tricia Ramdass explained that pursuant to Section 403.07 of the Zoning Ordinance, the time limit of one year was standard for all variance permits that were not subject to the Airport District. If the applicant could not meet the criteria outlined in the section to demonstrate substantial construction within the time limit, there was a provision for the applicant to request an extension.

Chairman Tucker opened the public hearing.

Greg Villalpando, agent for the applicant, 1165 South 4th Avenue, 85364, explained the purpose of the signs. He stated he was present to answer any questions.

There being no one else to come forward, Chairman Tucker closed public meeting.

MOTION (EISENMANN/LINES): Approve Variance Case No. 19-21 to include the conditions recommended by staff.

ROLL CALL VOTE: Eisenmann – AYE; Tucker- AYE; Lines – AYE.
The motion carried 3-0.

ITEM No. 8: Discussion by the Board members and Planning Director of events attended, current events, and the schedule for future Board of Adjustment meetings.

There being no further business to come before the Board, the Chairman adjourned the meeting at 1:18 p.m.

Approved and accepted on this 17th day of March, 2020.



Neil Tucker, Chairman

ATTEST:


Maggie Castro, AICP, Planning Director